



22 Hills Crescent, Colchester, Colchester, Essex. CO3 4NU.

A three bedroom semi-detached family home positioned in the popular West Colchester district of Prettygate, Colchester. Within walking distance of an array of favourable primary and secondary schools, shops/amenities, doctors/dentist surgeries and transport links, it proves to be the ideal home for the modern day family. Offered to the market with the added advantage of no onward chain, arrange your early internal viewing today to appreciate the excellent accommodation on offer and to avoid inevitable disappointment.

- Three Bedroom Semi-Detached Family Home
- West Colchester, Prettygate Location
- Ground Floor Bathroom
- Breakfast/Additional Dining Room
- Kitchen With Space For Appliances
- Large Living-Dining Room With Dual Aspect Windows
- Two Double Bedrooms & Single Third Bedroom
- Private & Enclosed Rear Garden
- Benefit Of A Garage & Off Road Parking
- No Onward Chain!



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, radiator, staircase to first floor with cupboard under, fitted double storage cupboard, doors to:

Living Room



18' 0" x 10' 4" (5.49m x 3.15m) UPVC window to front, gas fireplace, radiator, opening to:

Dining Room



10' 4" x 8' 0" (3.15m x 2.44m) UPVC window to rear, radiato

Breakfast/Additional Dining Room



10' 1" x 7' 5" (3.07m x 2.26m) Radiator, UPVC window to side, opening to:

Kitchen



10' 1" x 7' 5" (3.07m x 2.26m) Range of fitted base and eye level units with working surfaces to side, built in electric oven and gas hob, space for further appliances, inset sink unit, UPVC window to rear, UPVC door to side.

Property Details.

Ground Floor Bathroom



Low level WC, vanity hand wash basin, panel bath with shower over, UPVC window to side, 1/2 tiled walls

Bedroom Two



10' 1" x 7' 5" (3.07m x 2.26m) UPVC window to rear, built in wardrobe, radiator

First Floor

First Floor Landing

Loft hatch, stairs to ground floor, doors and access to:

Master Bedroom



15' 0" x 10' 6" (4.57m x 3.20m) UPVC window to front, radiator, fitted storage cupboards, large walk in airing cupboard (this could easily be converted into an en-suite shower room if desired).

Bedroom Three



9' 9" x 7' 1" (2.97m x 2.16m) UPVC window to front, over stairs built in storage cupboard, radiator

Outside, Garden, Garage & Parking



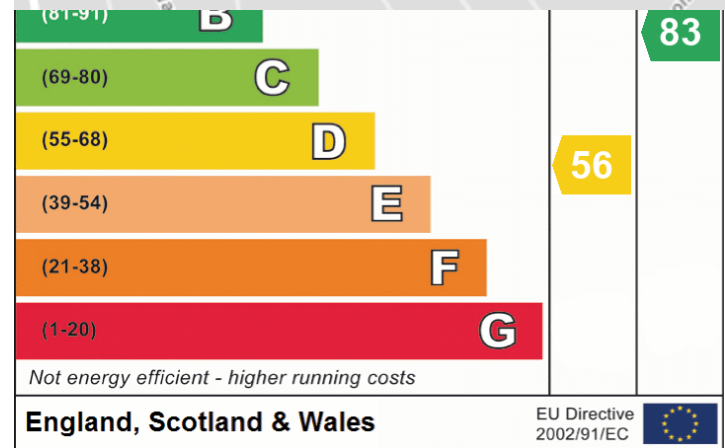
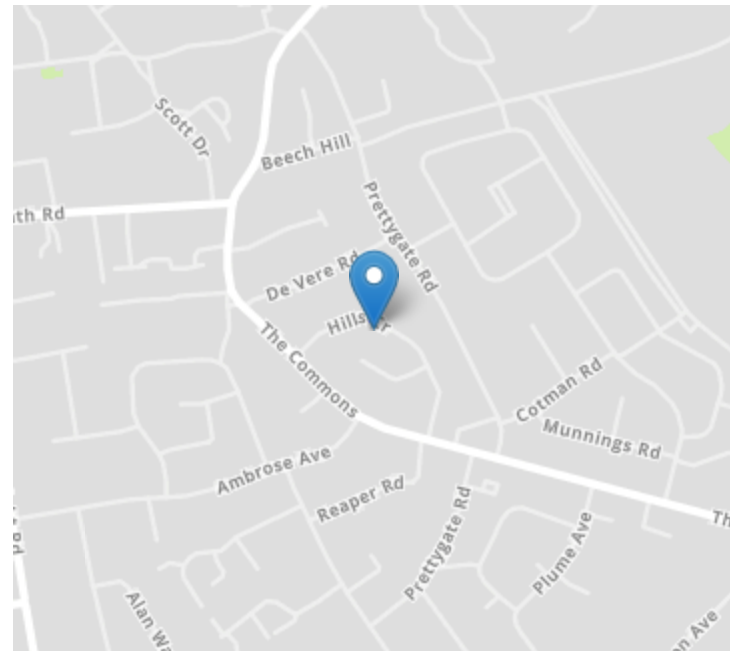
Outside, the property is further enhanced by a private and enclosed rear garden and the added luxury of a garage. Off road parking is available on a private driveway to the front of the property.

Property Details.

Floorplans



Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.